

# AVAILABLE GROUND LEASE OPPORTUNITIES



## Northwest Corner Burbank & Sepulveda, Van Nuys 1.69± Acres (Aggregate Site Area)

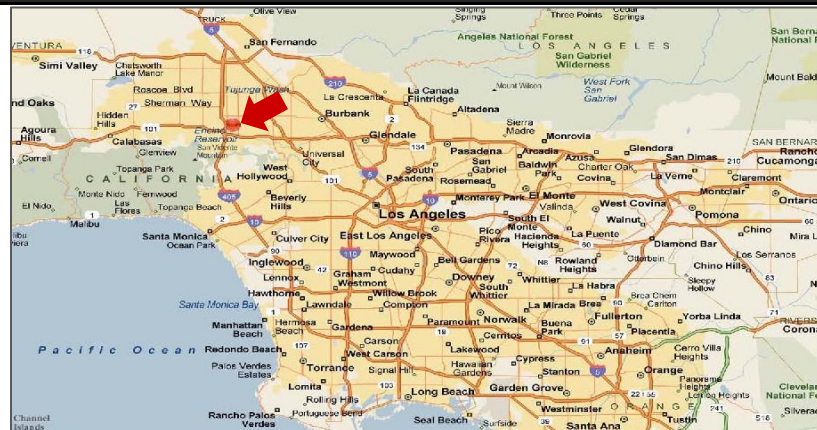
### Prime Freeway Adjacent Commercial Site

<b>Traffic Counts (ADT):</b>	
Sepulveda Boulevard	44,595
Burbank Boulevard	52,415
San Diego Freeway	215,000

<b>Demographics (2016):</b>		<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Population	21,540	244,247	651,208	
Daytime Population	10,530	128,096	244,312	
HH Income - Average	\$80,005	\$84,506	\$81,182	
HH Income - Median	\$57,240	\$55,013	\$53,772	

\* Please do not disturb current occupants

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